

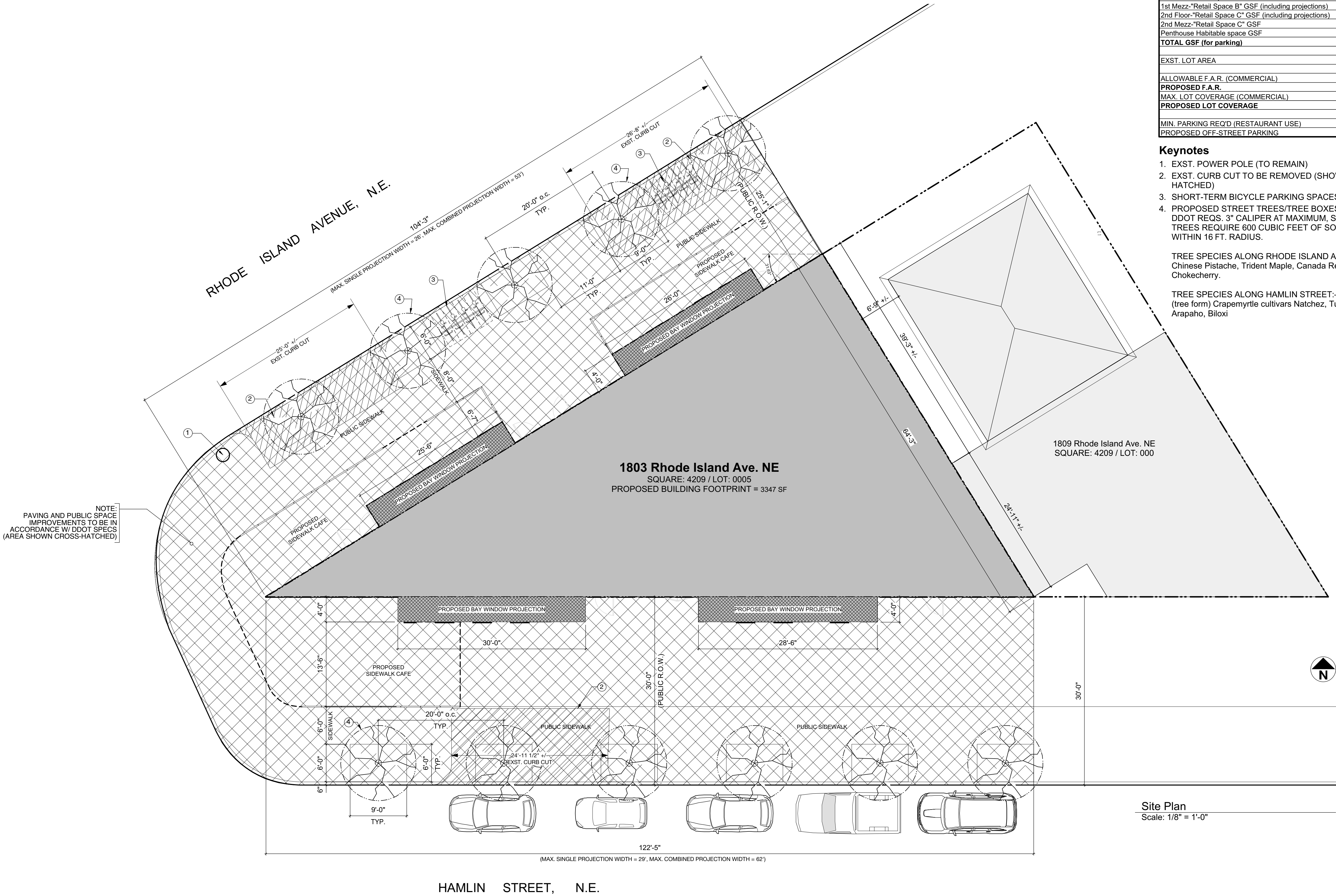
EXHIBIT B

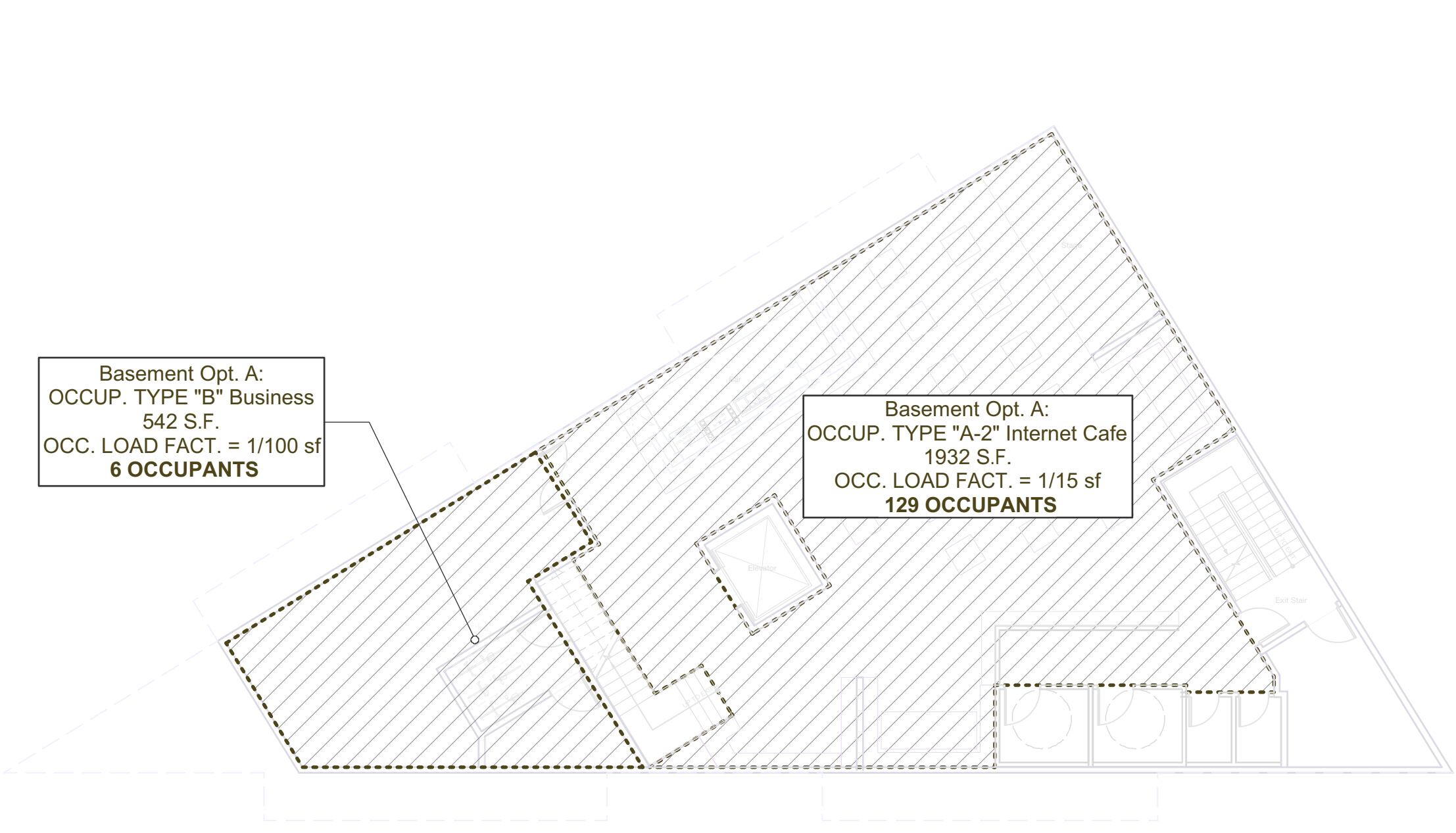
NOTES:
THIS SITE IS INCLUDED WITHIN AREA OF DDOT'S RHODE ISLAND AVENUE NE
STREETSCAPE MASTER PLAN

This scheme requires BZA approval for various parameters. See attached Zoning Analysis by
Greenstein, DeLorme, & Luchs.

Zoning Information	
FAR:	
1st Floor GSF (excluding projections)	3347
1st Floor mezzanines GSF (excluding projections)	821
2nd Floor GSF (excluding projections)	3347
2nd Floor mezzanines GSF	835
TOTAL GSF (for F.A.R.)	8350
Parking:	
Cellar-"Retail Space B/D" GSF	3347
1st Floor-"Retail Space A&C" GSF (including projections)	1531
1st Floor-"Retail Space B" GSF (including projections)	2206
1st Mezz-"Retail Space A" GSF	336
1st Mezz-"Retail Space B" GSF (including projections)	536
2nd Floor-"Retail Space C" GSF (including projections)	3627
2nd Mezz-"Retail Space C" GSF	835
Penthouse Habitable space GSF	558
TOTAL GSF (for parking)	12976
EXST. LOT AREA	3347
ALLOWABLE F.A.R. (COMMERCIAL)	1.50
PROPOSED F.A.R.	2.49
MAX. LOT COVERAGE (COMMERCIAL)	100%
PROPOSED LOT COVERAGE	1.00
MIN. PARKING REQ'D (RESTAURANT USE)	13
PROPOSED OFF-STREET PARKING	0 SPACES

- Keynotes**
1. EXST. POWER POLE (TO REMAIN)
 2. EXST. CURB CUT TO BE REMOVED (SHOWN HATCHED)
 3. SHORT-TERM BICYCLE PARKING SPACES
 4. PROPOSED STREET TREES/TREE BOXES PER DDOT REQS. 3" CALIPER AT MAXIMUM, STREET TREES REQUIRE 600 CUBIC FEET OF SOIL VOLUME WITHIN 16 FT. RADIUS.
- TREE SPECIES ALONG RHODE ISLAND AVE: -- Chinese Pistache, Trident Maple, Canada Red Chokecherry.
- TREE SPECIES ALONG HAMLIN STREET:-- single stem (tree form) Crapemyrtle cultivars Natchez, Tuskegee, Arapaho, Biloxi





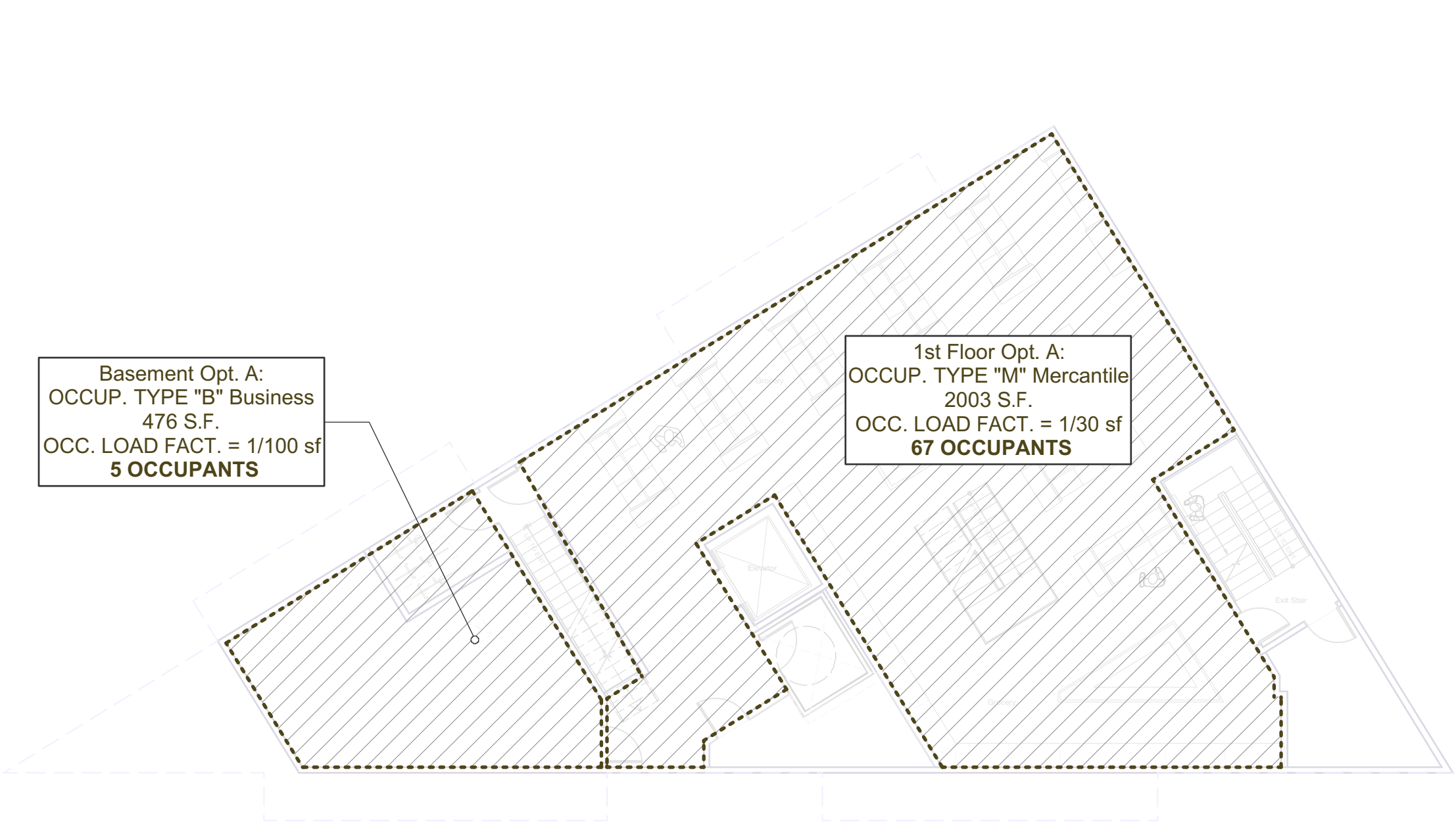
Occupancy Diagram - Basement Option A
Scale: 3/32" = 1'-0"

Retail D: (Internet Cafe) Plumbing Fixtures Req'd		
	MALE	FEMALE
occupant load of space ==136	68	68
WC (1 per 40 M, 1 per 40 F)	2	2
	(2 PROVIDED)	(2 PROVIDED)
LAVATORIES (1 per 75)	2	2
	(2 PROVIDED)	(2 PROVIDED)
DRINKING FOUNTAIN	n/a	



1 Basement - Option A
Scale: 3/16" = 1'-0"

Option A - Basement



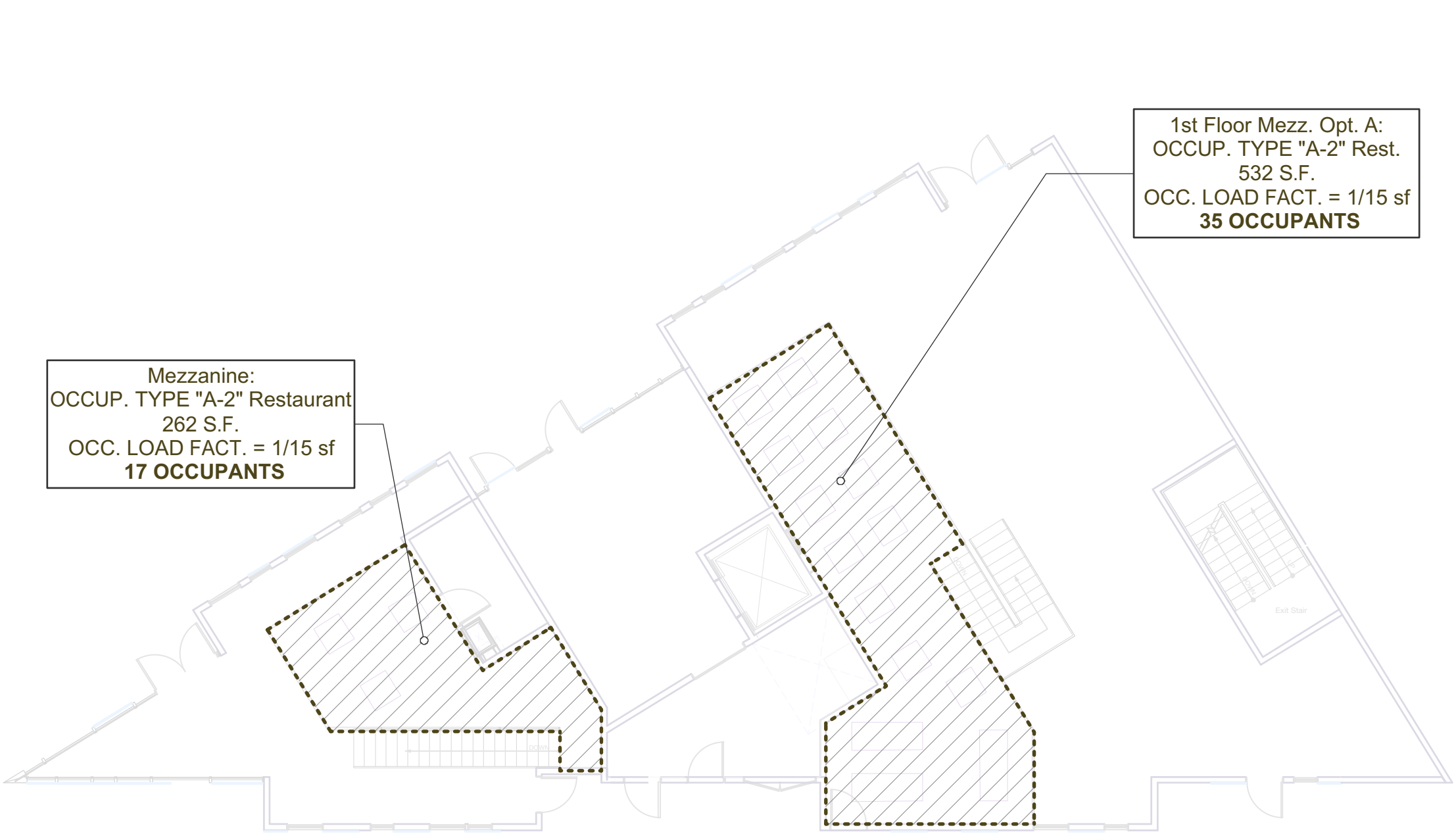
Occupancy Diagram - Basement Option B
Scale: 3/32" = 1'-0"



Retail B: (Grocery) Plumbing Fixtures Req'd	
	MALE & FEMALE
occupant load of space = 136	136
WC (1 per 500 M&F)	1 (1 PROVIDED)
LAVATORIES (1 per 750)	1 (1 PROVIDED)
DRINKING FOUNTAIN	n/a

1 Basement - Option B
Scale: 3/16" = 1'-0"

Option B - Basement



Occupancy Diagram - 1st Floor Mezzanine Level-Opt. A
Scale: 3/32" = 1'-0"

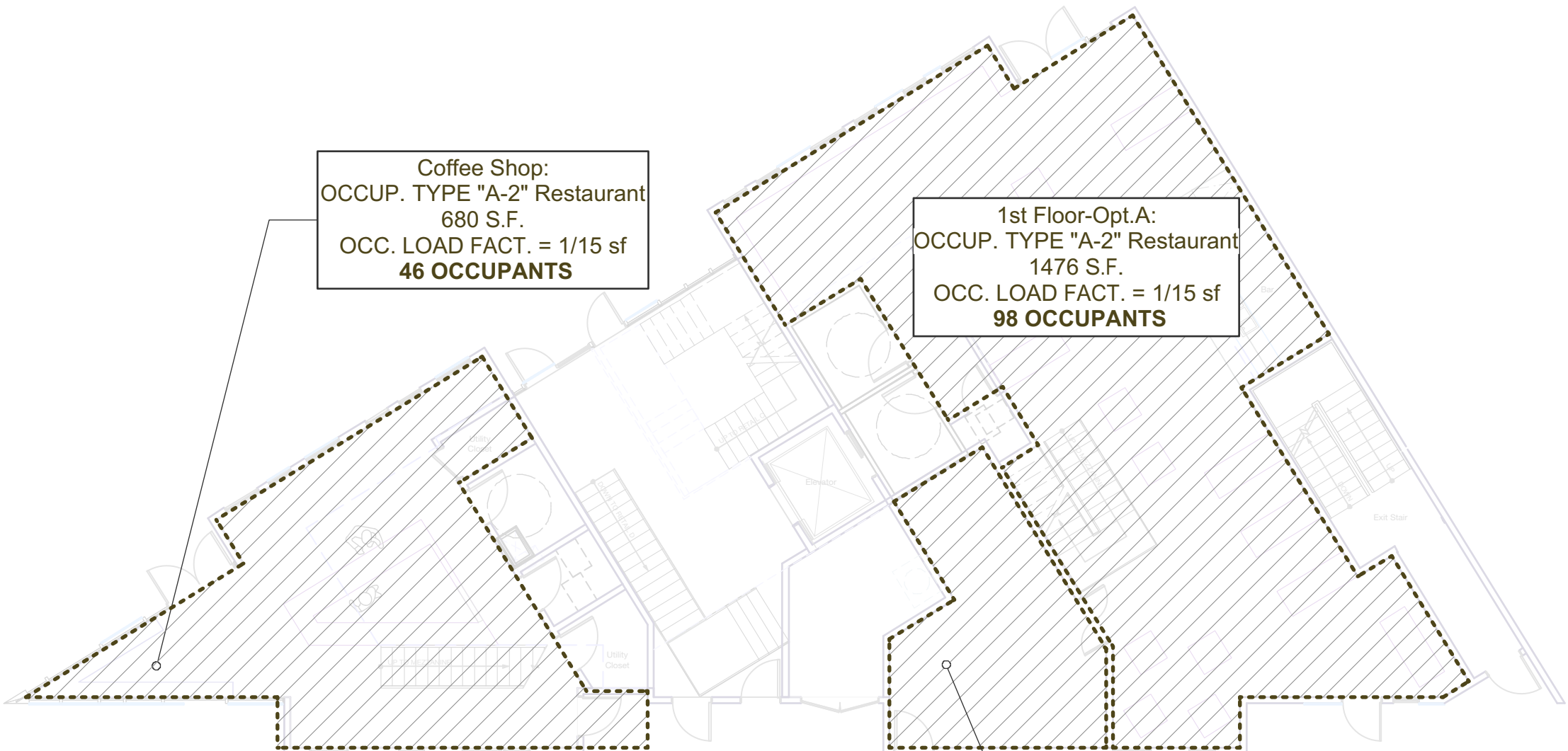
1st Floor Mezz. Opt. A:
OCCUP. TYPE 'A-2' Rest.
532 S.F.
OCC. LOAD FACT. = 1/15 sf
35 OCCUPANTS



1M First Floor Plan - Option A Mezzanine
Scale: 3/16" = 1'-0"

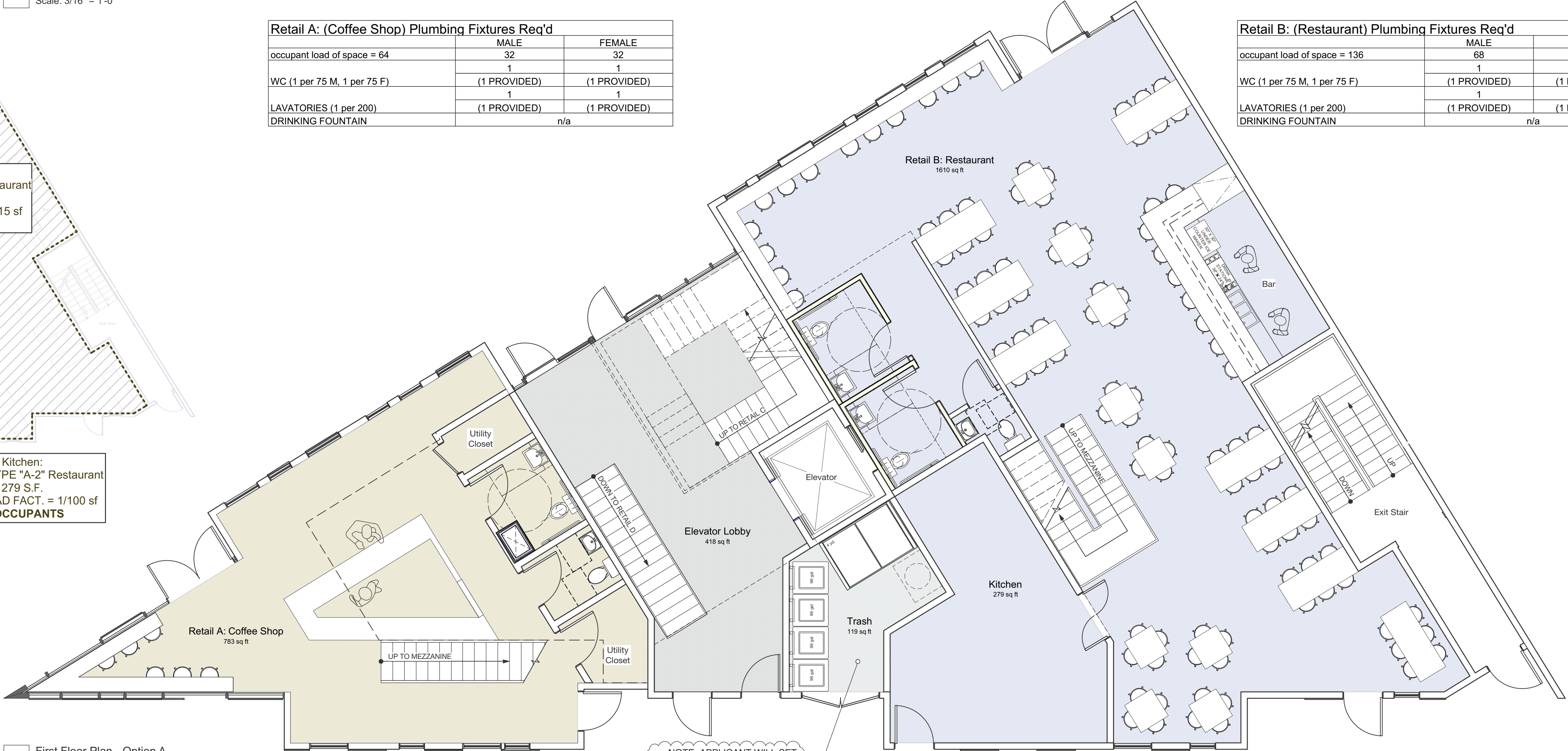
Retail A: (Coffee Shop) Plumbing Fixtures Req'd		
	MALE	FEMALE
occupant load of space = 64	32	32
WC (1 per 75 M, 1 per 75 F)	1 (1 PROVIDED)	1 (1 PROVIDED)
LAVATORIES (1 per 200)	1 (1 PROVIDED)	1 (1 PROVIDED)
DRINKING FOUNTAIN	n/a	

Retail B: (Restaurant) Plumbing Fixtures Req'd		
	MALE	FEMALE
occupant load of space = 136	68	68
WC (1 per 75 M, 1 per 75 F)	1 (1 PROVIDED)	1 (1 PROVIDED)
LAVATORIES (1 per 200)	1 (1 PROVIDED)	1 (1 PROVIDED)
DRINKING FOUNTAIN	n/a	



Occupancy Diagram - 1st Floor Level-Opt. A
Scale: 3/32" = 1'-0"

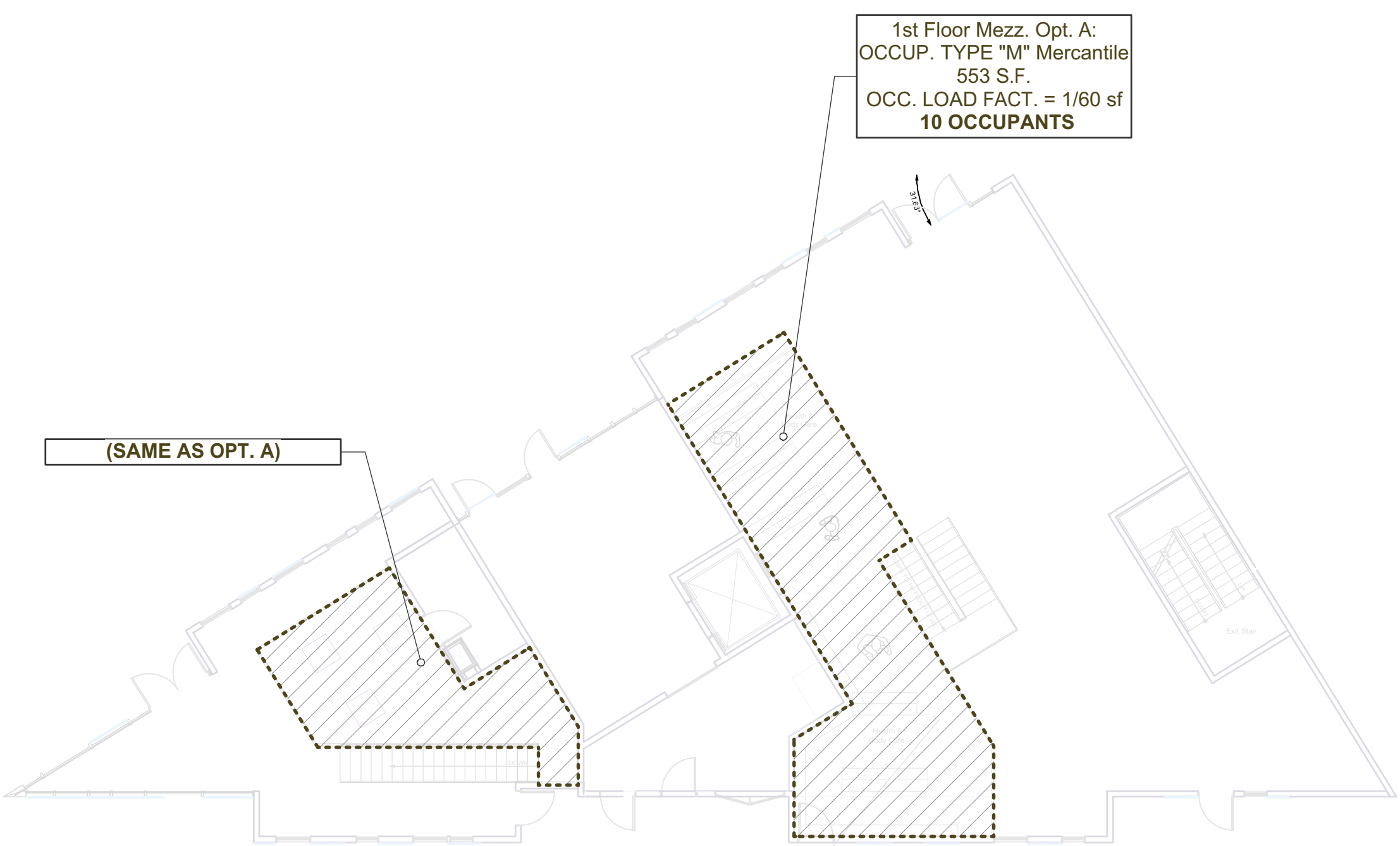
Kitchen:
OCCUP. TYPE 'A-2' Restaurant
279 S.F.
OCC. LOAD FACT. = 1/100 sf
3 OCCUPANTS



1 First Floor Plan - Option A
Scale: 3/16" = 1'-0"

NOTE: APPLICANT WILL SET UP MEETING WITH DOEE TO REVIEW & COORDINATE TRASH ROOM REQS.

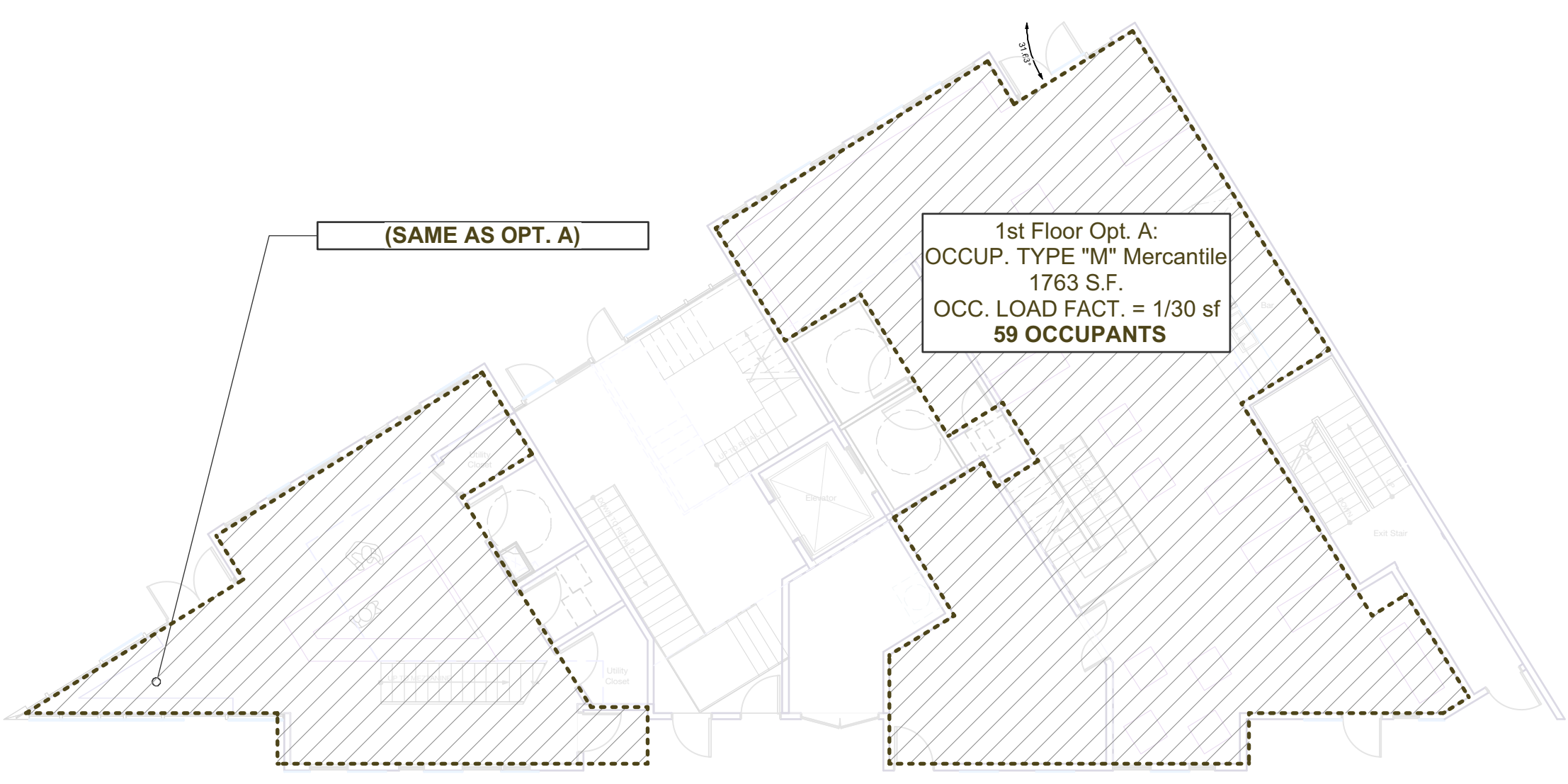
Option A - 1st Floor & Mezzanine



Occupancy Diagram - 1st Floor Mezzanine Level-Opt. B
Scale: 3/32" = 1'-0"



1M First Floor Plan - Option B Mezzanine
Scale: 3/16" = 1'-0"



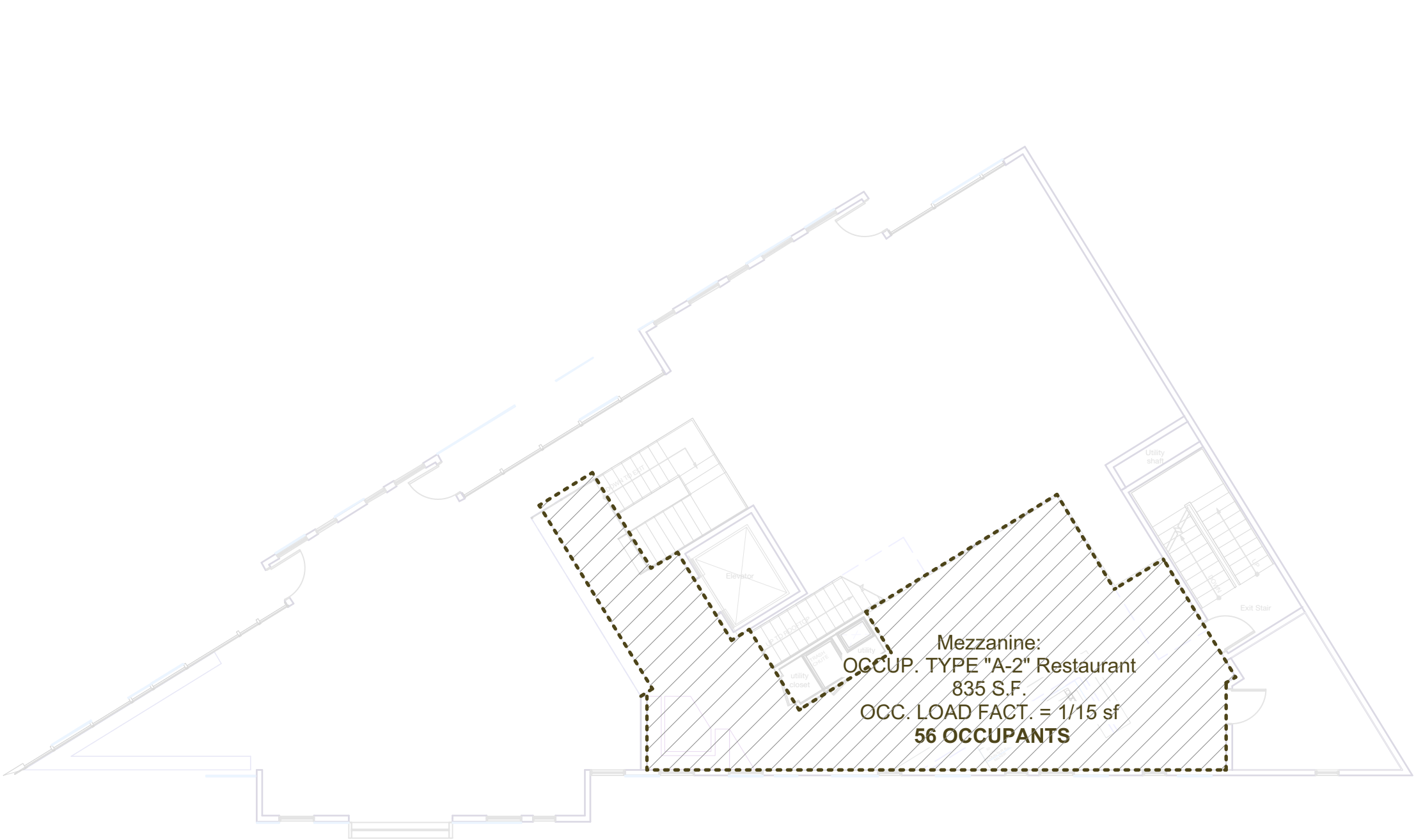
Occupancy Diagram - 1st Floor Level-Opt. B
Scale: 3/32" = 1'-0"



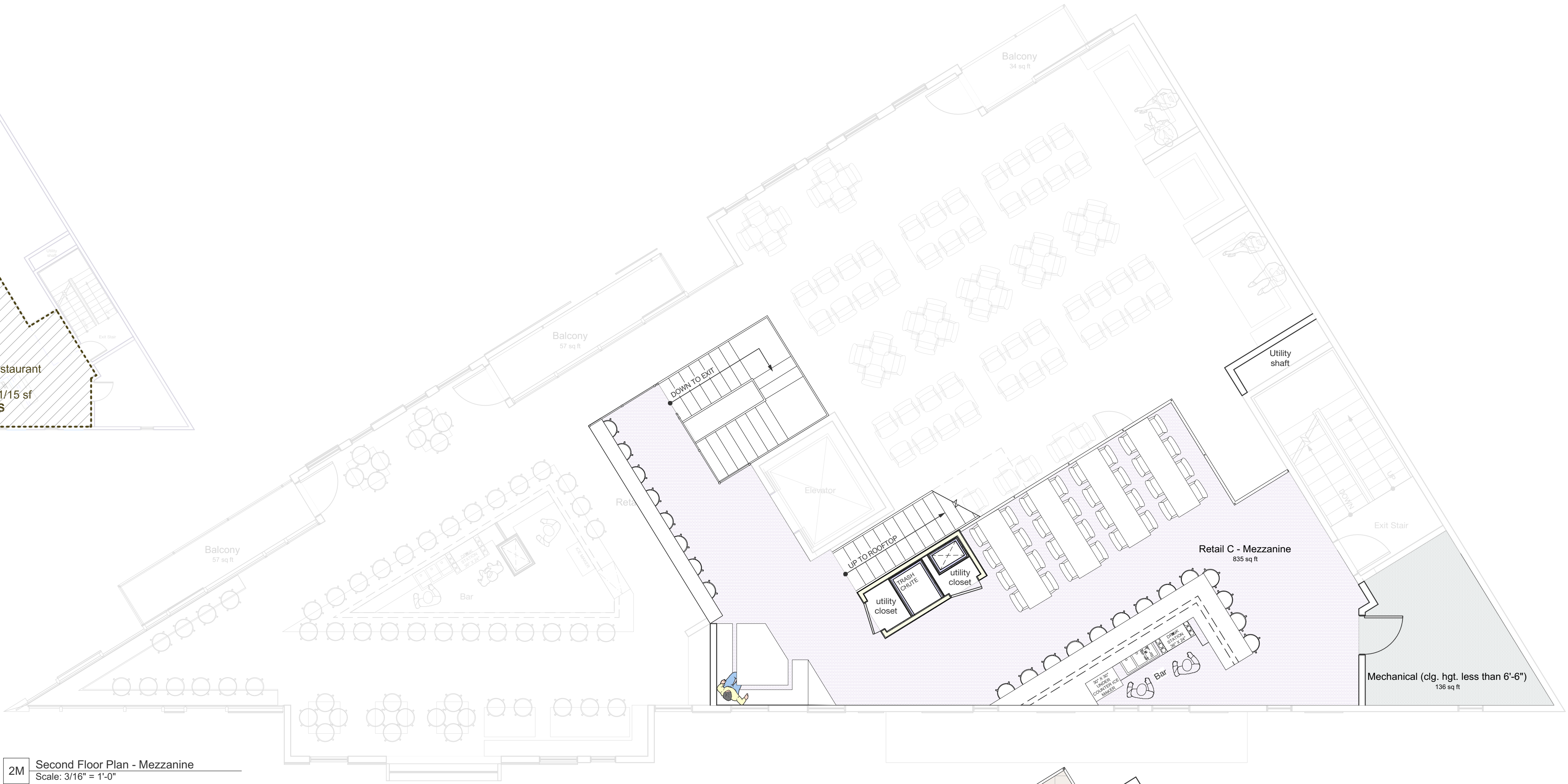
1 First Floor Plan - Option B
Scale: 3/16" = 1'-0"

Retail B: (Grocery) Plumbing Fixtures Req'd	
occupant load of space = 136	MALE & FEMALE 136
WC (1 per 500 M&F)	1 (1 PROVIDED)
LAVATORIES (1 per 750)	1 (1 PROVIDED)
DRINKING FOUNTAIN	n/a

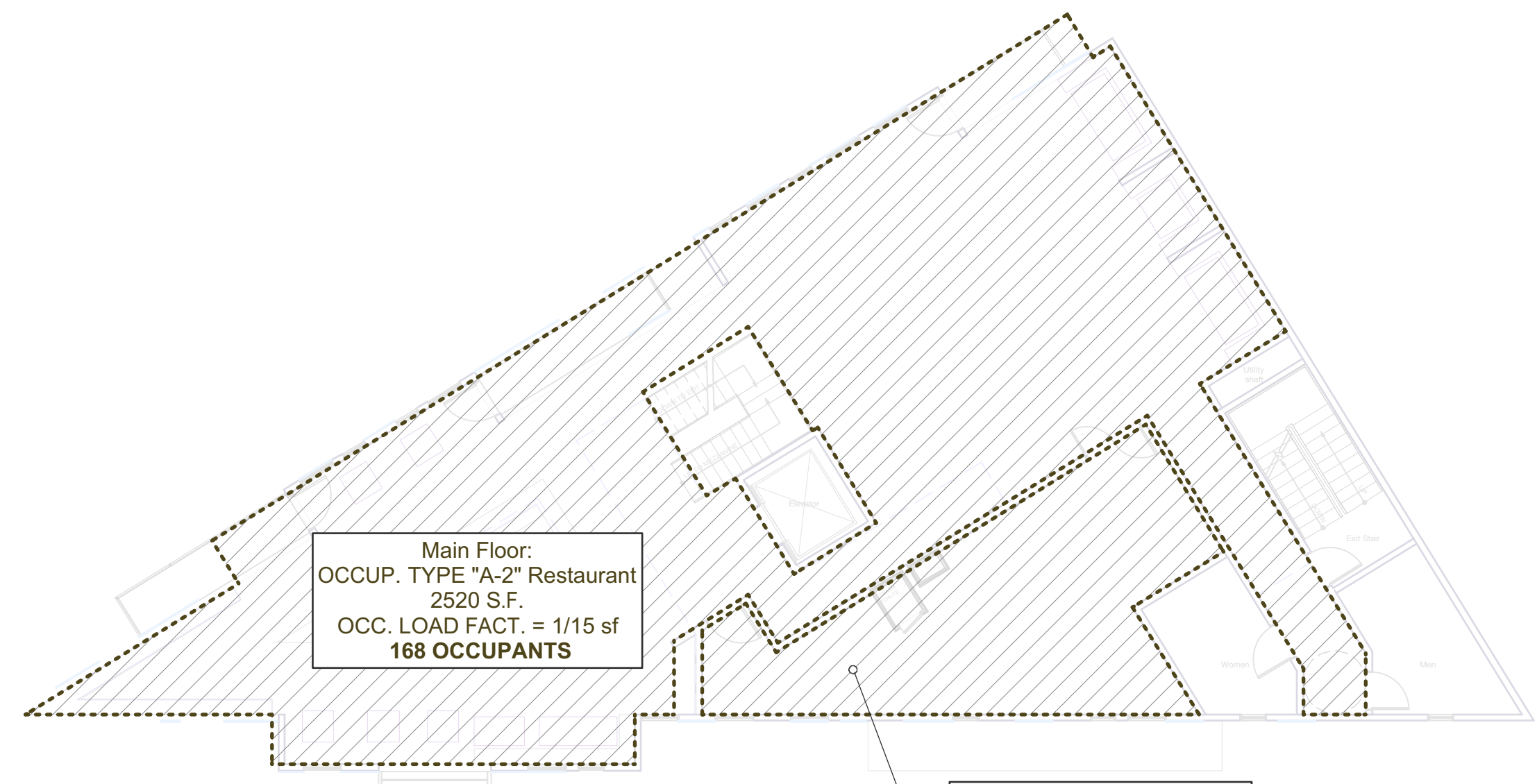
Option B - 1st Floor & Mezzanine



Occupancy Diagram - 2nd Floor Mezzanine Level
Scale: 3/32" = 1'-0"



2M Second Floor Plan - Mezzanine
Scale: 3/16" = 1'-0"



Occupancy Diagram - 2nd Floor Level
Scale: 3/32" = 1'-0"

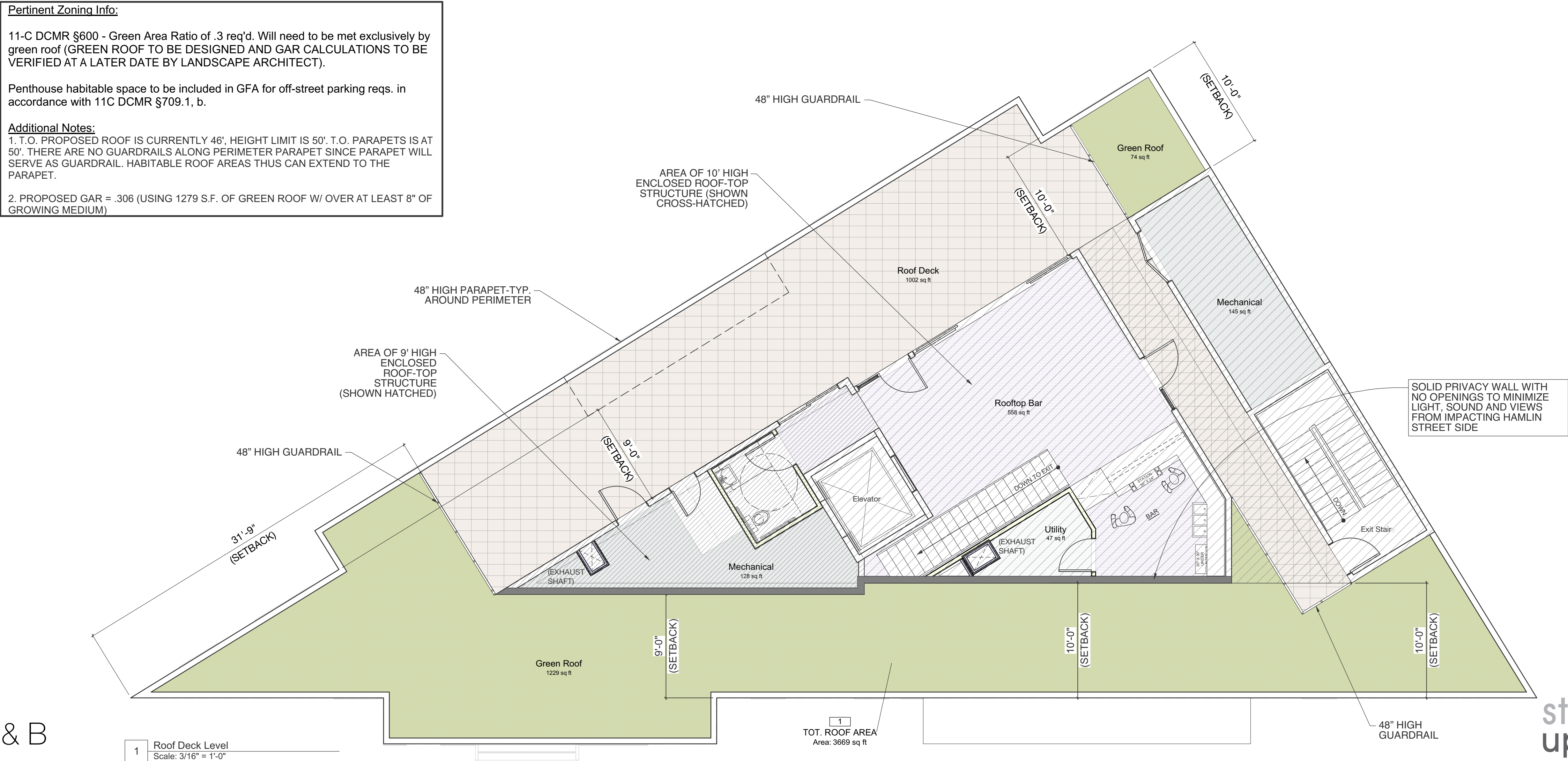


1 Second Floor Plan
Scale: 3/16" = 1'-0"

Retail C: (Restaurant) Plumbing Fixtures Req'd		
	MALE	FEMALE
occupant load of space = 230	115	115
WC (1 per 75 M, 1 per 75 F)	2 (2 PROVIDED)	2 (2 PROVIDED)
LAVATORIES (1 per 200)	1 (2 PROVIDED)	1 (2 PROVIDED)
DRINKING FOUNTAIN	n/a	

2nd Floor & Mezz. - Options A & B

Roof Level Plan - Options A & B



- Proposed Exterior Cladding Alternates**
1. FIBER CEMENT PANELS OVER MFR'S. APPROVED WEATHER BARRIER AND MOUNTING SYSTEM.
 2. PREFINISHED ARCHITECTURAL METAL (ACM) INSULATED PANELS (ALUCOBOND OR EQUIV.) OVER MFR'S. APPROVED WEATHER BARRIER AND MOUNTING SYSTEM

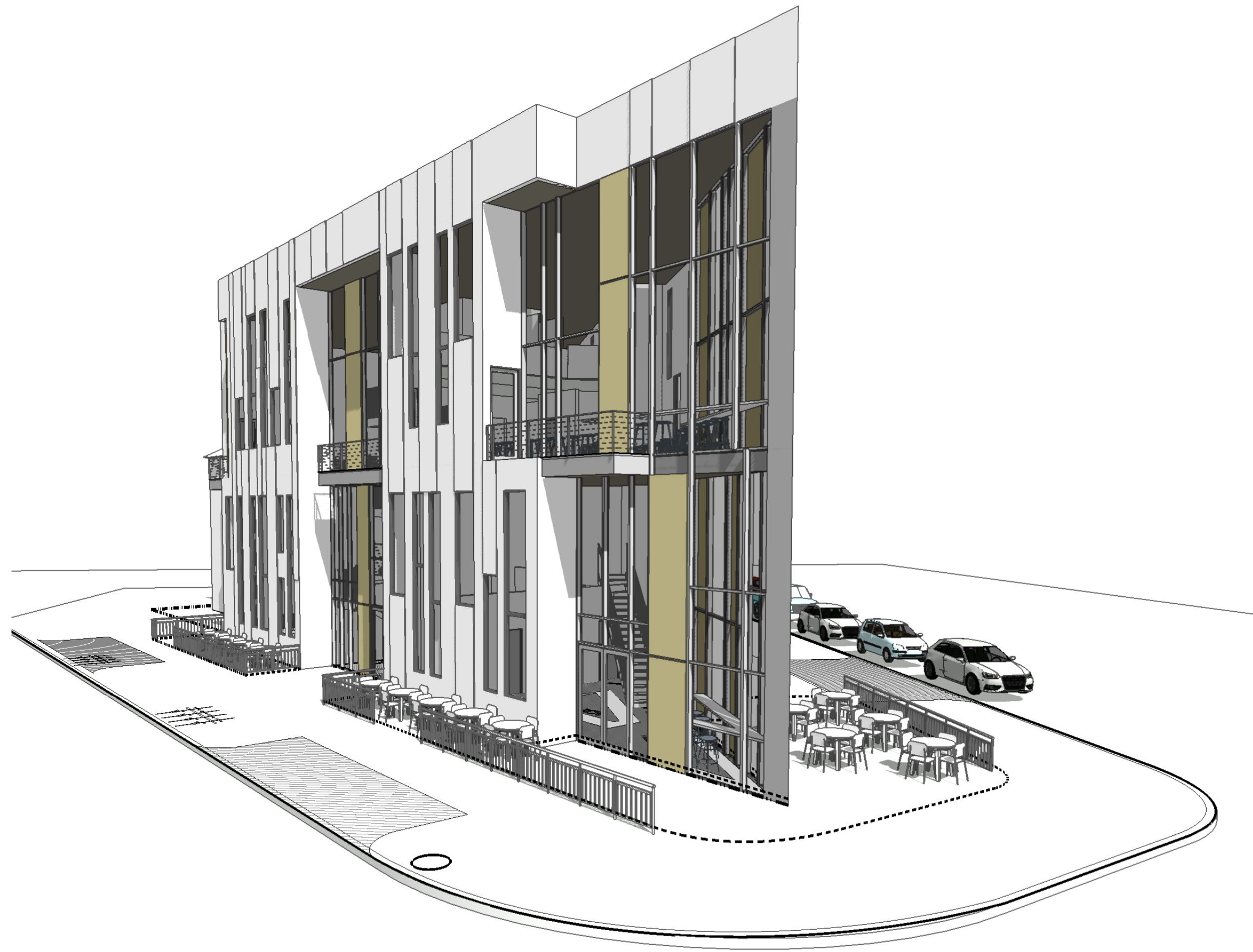
- Keynotes**
1. INSULATED ALUMINUM STOREFRONT GLAZING WITH INTEGRAL THERMAL BREAK AND U VALUE, SHGC MEETING REQS. OF IECC. - TYP.
 2. INDIVIDUAL WINDOWS WITH INTEGRAL THERMAL BREAK AND U VALUE, SHGC MEETING REQS. OF IECC. - TYP.
 3. PENTHOUSE BEYOND
 4. INDIVIDUAL WINDOWS WITH INTEGRAL THERMAL BREAK AND U VALUE, SHGC MEETING REQS. OF IECC. - TYP.



Proposed Elevations



View from Hamlin Street
(looking east)



Approach from Rhode Island Avenue
(looking east)



Bird's Eye View

- Proposed Exterior Cladding Alternates**
1. FIBER CEMENT PANELS OVER MFR'S. APPROVED WEATHER BARRIER AND MOUNTING SYSTEM.
 2. PREFINISHED ARCHITECTURAL METAL (ACM) INSULATED PANELS (ALUCOBOND OR EQUIV.) OVER MFR'S. APPROVED WEATHER BARRIER AND MOUNTING SYSTEM